

4. UPDATED COMMUNITY PROFILE

Demographic, economic and land use changes since 1987 are reviewed and brought to date here to establish the current framework for the 1999 Plan of Conservation and Development.

ENFIELD'S POPULATION

Past Trends

Over the forty year period from 1950 to 1990, Enfield's population almost tripled from 15,464 persons to 45,532 persons for a growth rate of 66.0%. Between the last two census periods, 1980 and 1990, Enfield's population increased by 2,837 persons or 6.2%. The ten year growth rate was higher than the State as a whole and Hartford or Hampden, MA Counties.

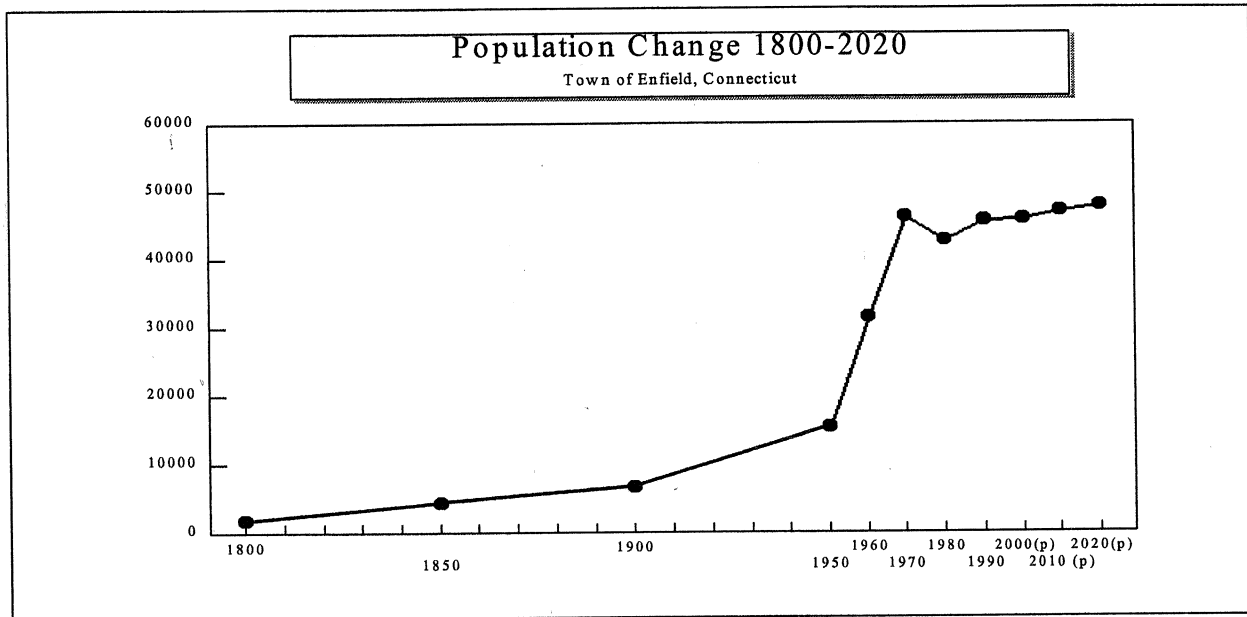
Table 1
Population 1950-1990
Enfield Area Communities, Adjoining Counties and Connecticut

						Change 1950 - 1990		Change 1980 - 1990	
	1950	1960	1970	1980	1990	No.	%	No.	%
ENFIELD	15,464	31,464	46,189	42,695	45,532	30,068	66.0	2,837	6.2
East Windsor	4,859	7,500	8,513	8,925	10,081	5,222	51.8	1,156	11.5
Ellington	3,099	5,580	7,707	9,711	11,197	8,098	72.3	1,486	13.3
Somers	2,631	3,702	6,893	8,473	9,108	6,477	71.1	635	7.0
Suffield	4,896	6,779	8,634	9,294	11,427	6,531	57.2	2,133	18.7
Windsor Locks	5,221	11,411	15,080	12,190	12,358	7,137	57.8	168	1.4
East Longmeadow, Ma.	4,881	10,294	13,029	12,906	13,367	8,486	63.5	461	3.4
Hartford County	539,661	653,589	792,814	807,143	827,645	287,984	34.8	20,502	2.5
Tolland County	44,709	68,737	103,440	114,823	128,699	83,990	65.3	13,876	10.8
Hampden County, Ma.	367,971	429,353	459,050	443,018	456,310	88,339	19.4	13,292	2.9
Connecticut	2,007,280	2,535,234	3,031,705	3,107,576	3,287,116	1,279,836	38.9	179,540	5.5

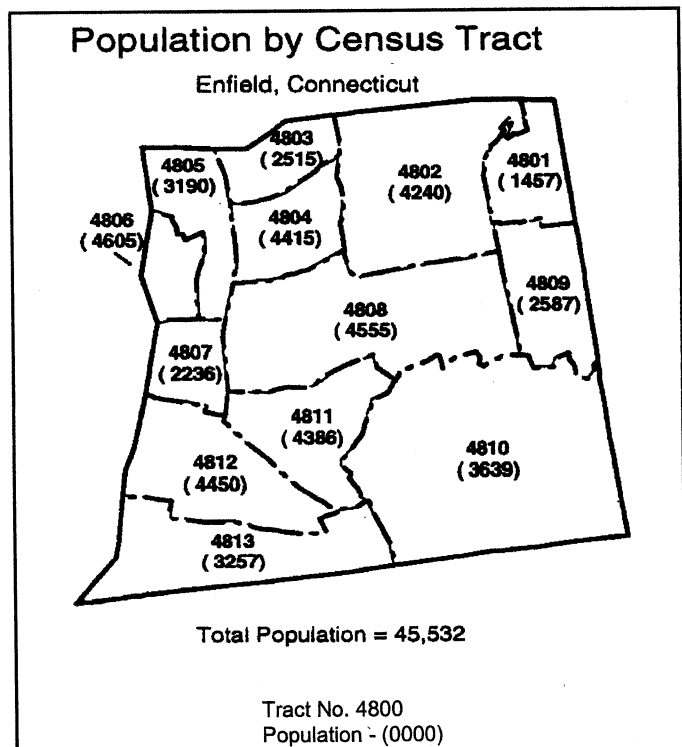
Source: 1990 Census;; CT State Register-1995; Massachusetts Institute for Social and Economic Research; Compiled by HMA, Inc

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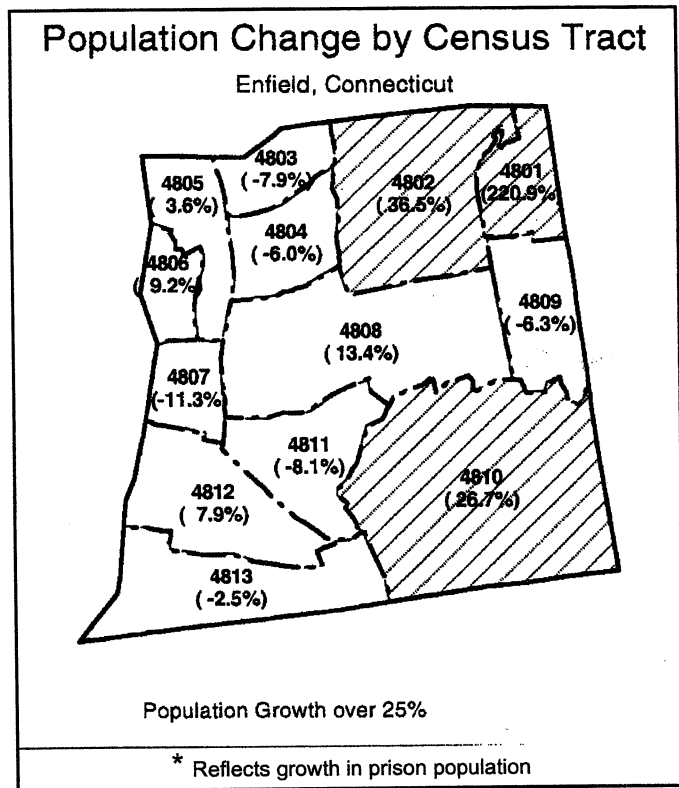
The supporting graphic illustrates population change in the community between 1800 and 1990 and projections to 2020. As shown, Enfield began experiencing significant population growth from the 1950's to the 1970's. Growth has continued since the Plan was last updated in 1987. But in 1994, the Town began to experience a decline in total population. Forecasts anticipate the decline to be a temporary situation with renewed population increases to reach a total of 47,830.



Population distribution is shown in the map to the right. The majority of the Town's population is located in its central portion.



In order to get a sense as to where population growth is occurring in Town, a comparison of 1980 and 1990 population by census tract was made. This population by census tract change is shown on the map to the right.



Population Estimates and Projections

The Connecticut Department of Public Health and Addiction Services (formerly the Department of Health Services) prepares population estimates on an annual basis. Table 2 depicts the population estimates for Enfield, its neighboring communities, surrounding counties and the State of Connecticut. According to these estimates, Enfield experienced a minimal decrease in population since 1990. Enfield's population decrease was not as great as either East Windsor, Windsor Locks or Suffield.

Table 2
Population Estimates
Enfield Area Communities, Adjoining Counties and Connecticut

	1990(c)	1993(e)	1994(e)	1995(e)	Estimated Change 90 -95	
					No.	%
ENFIELD	45,532	46,010	45,925	45,451	-81	-0.2
East Windsor	10,081	9,810	9,763	9,700	-381	-3.9
Ellington	11,197	11,600	11,688	11,817	620	5.2
Somers	9,108	9,310	9,662	9,996	888	8.9
Suffield	11,427	11,350	11,311	11,114	-313	-2.8
Windsor Locks	12,358	12,420	12,159	11,912	-446	-3.7
East Longmeadow, Ma.	13,367	N/A	N/A	13,896	529	3.8
Hartford County	827,645	846,560	839,612	835,589	7,944	1.0
Tolland County	128,699	129,860	130,896	131,604	2,905	2.2
Hampden County, Ma.	456,310	N/A	N/A	456,377	67	0.0
Connecticut	3,287,116	3,277,310	3,275,251	3,274,662	-12,454	-0.4

N/A= Not Available; C=Census Figures; E=Estimated Figures

Source: CT Department of Public Health and Addictive Services; Office of Policy, Planning and Evaluation; Massachusetts Institute for Social and Economic Research; Compiled by HMA, Inc.

In 1995, the Connecticut Office of Policy and Management (OPM) State Data Center prepared interim population projections to 2020. These projections contained in Table 3 show Enfield's population increasing to 45,750 in 2000 and to 47,390 persons in 2015. These projections forecast an increased rate of growth in the Town over the next two census periods. Windsor Locks and East Longmeadow are forecasted to experience the lowest percentage and numerical increases.

Table 3
Interim Population Projections
Enfield Area Communities
1990 - 2020

	1990(c)	2000(p)	2010(p)	2015(p)	2020(p)	Projected Change 1990 - 2020	
						No.	%
ENFIELD	45,532	45,750	46,880	47,390	47,830	2,298	4.8
East Windsor	10,081	10,120	10,440	10,620	10,800	719	6.7
Ellington	11,197	11,510	12,330	12,730	13,100	1,903	14.5
Somers	9,108	9,390	9,710	9,860	9,990	882	8.8
Suffield	11,427	11,710	11,840	12,000	12,180	753	6.2
Windsor Locks	12,358	12,500	12,560	12,550	12,580	222	1.8
East Longmeadow, Ma.	13,367	13,308	12,896	N/A	N/A	N/A	N/A

C=Census Figure; P=Projected Figure

Source: 1990 Census; Office of Policy and Management; CT State Data Center - 1995; Massachusetts Institute for Social and Economic Research;
 Compiled by HMA, Inc.

Age of Population

Similar to most communities in the State, Enfield's population aged over the decade from the 1980 Census to the 1990 Census. Table 4 which follows, indicates that the percentage of the population 18 years of age and younger declined from 34.6% to 25.1% of the population while persons aged 60 and over went from comprising 11.5% of the population in 1980 to comprising 15.5% of the population in 1990. The Town experienced its greatest change in the 25 to 29 and 30 to 34 years of age categories. Persons aged 60 to 64 increased from 3.9% of the population to 4.7%. An increase in the concentration of pre-school-aged children also occurred.

Table 4
Age Composition, Town of Enfield
1980 and 1990

Age Category	1980		1990	
	No.	%	No.	%
0-4	2,600	6.1	3,219	7.1
5-9	3,091	7.2	2,980	6.5
10-14	4,108	9.6	2,584	5.7
15-19	4,737	11.1	2,634	5.8
20-24	3,796	8.9	3,491	7.7
25-29	3,377	7.9	4,905	10.8
30-34	3,106	7.3	4,702	10.3
35-39	3,040	7.1	3,557	7.8
40-44	2,610	6.1	2,882	6.3
45-49	2,708	6.3	2,749	6.0
50-54	2,445	5.7	2,311	5.1
55-59	2,163	5.1	2,457	5.4
60-64	1,679	3.9	2,144	4.7
65&OVER	3,240	7.6	4,917	10.8
Total	42,695		45,532	

Source: Office of Policy and Management; CT Data Center 1989, 1995; Compiled by HMA, Inc.

The school age population group (ages 5 - 19) declined by 3,735 persons, over 30%, between 1980 and 1990. This is off-set by a degree by the increase in pre-school population. But overall it suggests a need to closely monitor school enrollment and associated facilities and service needs.

Households

As has been experienced over the past few decades throughout the nation, average household size in Enfield and its neighboring communities declined between 1980 and 1990. Enfield's average household size, as shown in Table 8 below, declined from 3.15 persons in 1980 to 2.73 persons in 1990. Enfield at 2.73 persons and Somers at 2.93 persons and East Longmeadow at 2.78 persons had the largest household sizes among the adjoining communities. These average household sizes surpass the County averages and the State average.

The reductions in average household size can be attributed to a variety of factors including lower birth rates, higher divorce rates, later marriages and an increase in one and two person households.

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The result of these factors is a faster rate of growth in the number of households than in size of the population. In Enfield, between 1980 and 1990, population in households increased by 4.4 percent and the number of households increased at a faster rate of 20.7 percent.

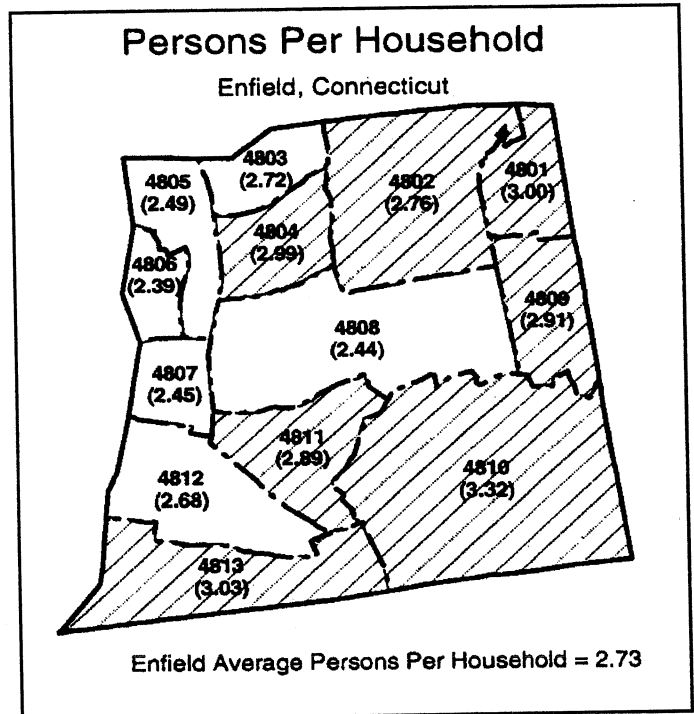
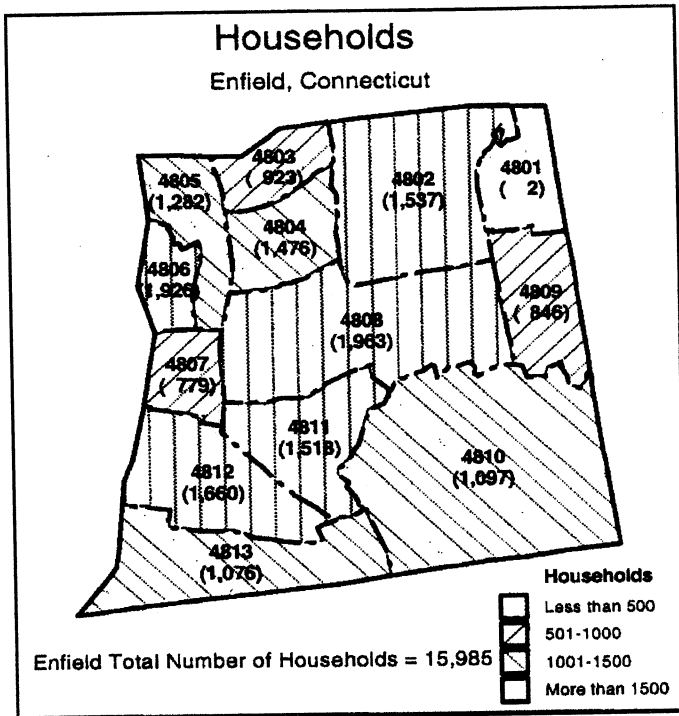
Table 5
Trends in Households and Household Sizes
Enfield Area Communities, Counties and Connecticut

	1980 Population *	1980 Households	Average Household Size	1990 Population *	1990 Households	Average Household Size
ENFIELD	41,767	13,245	3.15	43,615	15,985	2.73
East Windsor	8,625	3,140	2.75	9,755	3,900	2.50
Ellington	9,711	3,275	2.97	11,197	4,282	2.61
Somers	7,438	2,343	3.17	7,704	2,632	2.93
Suffield	9,106	3,195	2.85	11,138	4,176	2.67
Windsor Locks	12,134	4,145	2.93	12,209	4,758	2.57
East Longmeadow, MA.	15,580	15,536	3.16	12,970	4,670	2.78
Hartford County	787,025	289,658	2.72	827,922	324,646	2.55
Tolland County	103,786	36,269	2.86	117,919	93,245	2.66
Hampden County, MA.	443,018	430,998	2.73	441,257	169,906	2.60
Connecticut	3,018,841	1,093,678	2.76	3,185,949	1,230,749	2.59

* Population in households

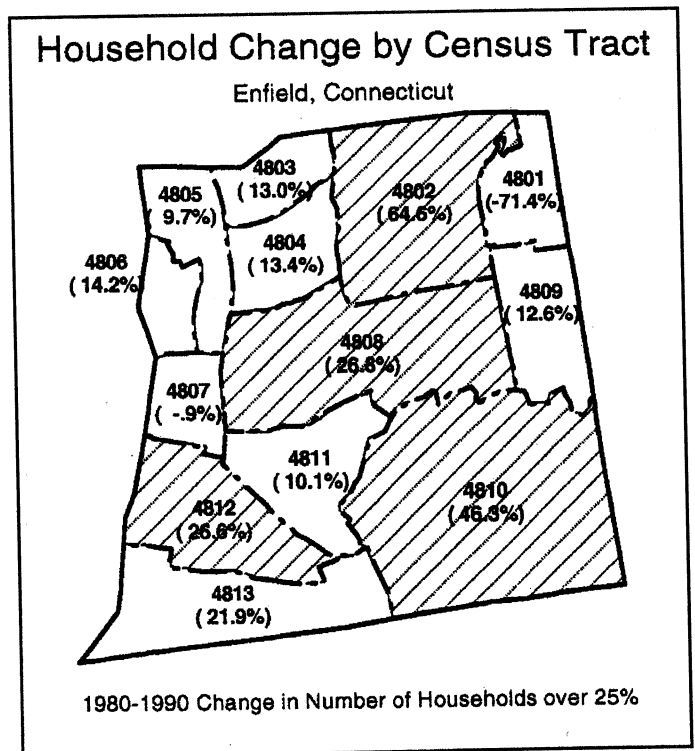
Source: 1980 and 1990 U.S. Census; Compiled by HMA, Inc.

The maps which follow portray the number of households in each Census Tract and the average persons per household by tract.



The Census Tract map of households indicates the largest concentration of households to be in the central region of the Town. However, the census tracts with the highest average of Persons Per Household are located on the southernmost boundary of the Town.

The number of households in 1980 and 1990 have been compared on a census tract basis to show where increases have taken place in Town. The map to the right shows the results of this comparison.



Implications of Demographic Changes

As portrayed by the statistics presented throughout this section Enfield experienced its greatest growth in population in the 1950's and 1960's. This growth is most directly related to increased suburbanization following World War II and the construction and completion of Interstate 91. These factors continue to play an important role in the development of Enfield. Interstate highway access makes living in Enfield convenient to employment centers and services throughout the region. Recent growth, which occurred between 1980 and 1990, shows a new wave of suburbanization with new household growth further away from I-91. Although these areas were well-suited to accommodate residential subdivisions of modern configuration, this newer growth raises issues relating to infrastructure and the provision of community services. Changes in the distribution of population often affect school facility needs, recreation needs and public service needs such as day care, youth programs and senior citizen programs.

ENFIELD'S ECONOMY

Employment Trends

Between 1992 and 1995 Enfield's overall non-agricultural employment increased 7.4 percent. The industrial categories experiencing the greatest numerical growth were: Finance, Insurance and Real Estate as well as Manufacturing. The increase in manufacturing jobs in Enfield between 1992 - 1995 runs contrary to state and market area trends during this same period where manufacturing posted declining rates.

Table 6
Town of Enfield
Non-Agricultural Employment Trends
1992 - 1995

	1992	1993	1994	1995	Change 1992-1995	
Construction	590	670	460	370	(220)	(37.3)
Manufacturing	2,340	2,660	2,820	2,890	550	23.5
Transportation, Communication & Public Utilities	480	500	640	600	120	25
Wholesale Trade	1,470	1,540	1,610	1,600	130	8.8
Retail Trade	5,820	6,100	6,430	5,920	100	1.7
Financial Insurance & Real Estate	1,180	1,490	1,510	1,730	550	46.6
Service	3,080	3,150	3,440	2,190	(890)	(28.8)
Government	2,620	2,650	2,630	2,650	30	1.1
Total Non-Agricultural	17,590	18,760	19,530	18,940	1,350	7.4

Source: Connecticut Department of Labor: Office of Research; Compiled by HMA, Inc.

Also, while the 1992 - 1995 increase in wholesale and retail trade employment was modest, it was up almost 2,000 jobs or 36% from 1980. And while manufacturing was up over the period 1992 - 1995, those jobs were less than 40% of manufacturing employment in 1980.

Since 1987 the number of companies employing over 100 persons has increased from 9 to 13 and the number of people employed by these larger companies has increased from 3,144 to 5,937.

The main determinant of the demand for retail, industrial or office space is the level of employment within the market area. Employment growth projections for Hartford and Hampden Counties to the Year 2015 determined by the National Planning Association Data (NPAD) forecast net increases of 18,860 and 14,370 jobs respectively. Individual economic sectors that are noteworthy are a continuing decline in manufacturing jobs, a modest decline in retail and wholesale trade, recovery of finance/ insurance employment and major expansion of services employment.

Origin and Destination of Workers

Origin and destination characteristics for Enfield compiled as part of the 1990 Census' Journey to Work statistics, are depicted in Table 7 and 8. By determining Journey-To-Work patterns, Enfield's market area can be established. Table 7 depicts Journey To Work statistics for Enfield as it relates to statewide regions. A majority of employed Enfield residents, 21,475 persons, work in the Capital Region of which 8,601 are Enfield residents who remain in Town for employment. Hampden

County was the second highest destination at 1,494 employed Enfield residents. Destination patterns, depicting persons traveling to Enfield for work, reveal 14,215 persons employed in Enfield are from the Capital Region. Hampden County provides 4,277 employees to Enfield. Journey-To-Work statistics report the relationship between Enfield, Hampden County and the Capital Region.

Table 7
Journey To Work by Region
1990

ORIGIN ENFIELD	
Region of Destination	# of Employees-Origin Enfield
Norwalk/Danbury	27
Litchfield Hills	16
Waterbury	13
Valley	18
Greater Bridgeport	19
South Central Connecticut	103
Central Connecticut	192
Capital Region	21,475
Midstate	82
Southeastern Connecticut	25
Windham	46
Northeastern Connecticut	7
Stafford	119
Hampden County, Ma.	1,494
Hampshire County, Ma.	66
Other Massachusetts destinations	43
Other States	48
Total	23,786

Table 7 (Cont.)

DESTINATION ENFIELD	
Region of Origin	# of Employees - Destination Enfield
Litchfield Hills	37
Waterbury	24
South Central	63
Central Connecticut	209
Capital Region	14,215
Midstate	53
Connecticut River Estuary	6
Southeastern Connecticut	19
Windham	214
Northeastern Connecticut	41
Stafford/Union	363
Hampden County, Ma.	4,277
Hampshire County, Ma.	257
Other Massachusetts Origins	179
Other States	69
Total	20,026

Source: 1990 U.S. Census Journey To Work; Department of Transportation; Compiled by HMA, Inc.

Table 8
Capital Region Journey To Work
1990

	To Enfield:	From Enfield:
Bloomfield	50	954
East Granby	111	281
East Hartford	238	855
East Windsor	777	835
Enfield	8,601	8,601
Hartford	390	2,411
South Windsor	215	633
Suffield	699	367
West Hartford	111	224
Windsor	331	1,984
Windsor Locks	387	2,735
Ellington	384	60
Somers	827	317
Vernon	279	190

Source: 1990 Census Journey to Work; Department of Transportation; Compiled by HMA, Inc.

One-third of employed Enfield residents travel to Windsor Locks, Hartford or Windsor for work. 2,735 employed Enfield residents work in Windsor Locks, 2,411 in Hartford and 1,984 in Windsor, according to the 1990 Census.

Enfield's Commercial/Industrial Real Estate Market

Table 9 lists the total available square feet of office and industrial space in the Enfield Market Area according to the database compiled by the Connecticut Economic Resource Center. According to the database, Enfield ranks second behind Windsor in total available office space. The square footage available is relative to the number of total listings in Enfield as compared to Windsor.

Availability of industrial space in Enfield ranks 4th at 192,686 square feet behind Windsor, South Windsor and East Windsor. Overall, Enfield shares 12.7% of the available industrial space in the Enfield Market Area.

Table 9
Available Office and
Industrial Space in Enfield Competitive Market Area

	Office Space (Square Feet)	Industrial Space (Square Feet)
Enfield	280,014	192,686
Somers	2,995	56,460
Suffield	-	70,050
Ellington	-	36,028
East Windsor	-	259,658
Windsor	501,546	560,811
South Windsor	1,250	304,170
Windsor Locks	3,220	35,204
Total	789,025	1,515,067

Source: CT Economic Resource Center (CERC); Compiled by HMA, Inc.

The range of asking prices on a per square foot basis is between \$6.00 and \$16.00 for office space and \$2.75 and \$8.80 for industrial space (see Table 10). These ranges are typical of space in suburban markets throughout Connecticut. Listings within Enfield are somewhat typical of the region. The highest priced listing in Enfield is for the Metro North building on King Street. This office building has been minimally occupied despite its proximity to I-91 and apparent Class A quality. While a sub-lease is keeping this building out of the rental market it is reflective of the recessionary office market conditions experienced in Connecticut since the early 1990's. This market has recently displayed signs of recovery. However, speculative office space is still a weak market sector.

Table 10
Lease Ranges for Available Office
Industrial Space in the Enfield Market Area

	Office Space (Per Square Foot)	Industrial Space (Per Square Foot)
Enfield	\$6.00 - \$14.50	\$3.95 - \$6.00
Somers	N/A	\$3.00
Suffield	N/A	\$3.95
Ellington	N/A	N/A
East Windsor	N/A	\$3.75 - \$5.90
Windsor	\$6.00 - \$16.00	\$2.75 - \$5.00
South Windsor	N/A	\$3.75 - \$8.80
Windsor Locks	\$6.00 - \$12.00	\$3.25 - \$4.50

Source: CT Economic Resource Center; Compiled by HMA, Inc.

Implications of Economic Trends

Throughout the preceding pages, economic trends in the market areas impacting Enfield have been presented. The major themes of these trends are as follows:

- The Enfield economy reflects national and regional trends with an agricultural/manufacturing economy exploding in the post World War 2 era into a residential/retail/service economy.
- As the features of Enfield with its rich agricultural soils and access to river transportation shaped the early economy, the ease of development of agricultural land and the construction of the interstate highway system supported this post war economic growth.
- Enfield's location between Hartford and Springfield results in ties to two separate centers of economic activity. Traditionally this has resulted in a dynamic whereby Enfield has been a residential community serving the employment needs of these centers as well as the location of regional retailing to support this population.
- The growth of retail trade and employment in Enfield has reflected regional employment trends. However, recent increases in manufacturing employment in Enfield have been contrary to regional trends. This could indicate that the regional access previously driving residential and retail development is supporting a manufacturing resurgence.

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- While Enfield is a significant exporter of labor (15,185 persons), as well as an employment location for Town residents (8,601), there has been some scarcity of labor recently experienced in certain sectors. This has been particularly true in semi-skilled and skilled manufacturing trades.
- Projections of regional demand show that office space primarily occupied by service industries of various types and retail space will continue to be the growth sectors. Recent absorption of office space in the region could lead to additional development pressures in the latter part of a 10 year horizon. There will also be growing demand for distribution facilities.
- Pressure for retail development will continue particularly as the retail sector re-positions itself in response to consumer demands. Some of the demand will be met through re-design and re-occupancy of existing retail sites. This trend has been experienced recently in Enfield in such projects as Home Depot.
- While the manufacturing sector is not projected for significant growth in the region, Enfield is well positioned to capture growth resulting from its location in the region and access to the interstate system and Bradley Airport. This is particularly true as markets become more global in nature. Examples of this global market already exist in Enfield in the form of Lego and Jagenburg Manufacturing.
- The market strengths of Enfield also support some emerging forms of economic development where operations previously segregated are now integrated at one site. An example in Enfield includes Casual Corner Group, Inc. where corporate offices and distribution are located at the same site. In this situation, the access provided by I-91 combined with a strong service sector labor force supports Enfield as a location.
- The professional services sector, particularly health care, is another potential growth sector. Enfield's location between Hartford and Springfield makes it a strong location for satellite operations of major medical centers or independent medical centers. The growth of the Johnson Memorial complex is evidence of this trend.

In general, the future of economic development in Enfield should be based upon retention and expansion of existing business with an attraction of certain niche industries. The combination of global and regional access available in Enfield combined with a strong labor force pool presents such opportunities. Key issues to be addressed in the development process will be how the natural and built environment in Enfield can accommodate such economic development as well as to what extent such development can be sustained in terms of community aspirations. A significant amount of land in Enfield is currently zoned for industrial use. However, much of this area is impacted by wetlands,

aquifers and lack of direct access to I-91. In any event, the Town of Enfield will continue to function as a major employment, retail and service center for the mid-Hartford-Springfield market area.

ENFIELD'S LAND USE

Historic Trends and Policies

In the early 1900's, Enfield was still predominately a rural agricultural town. Urban development was tightly limited to Thompsonville, Hazardville and Scitico. In the 1950's and 1960's the opening of new highways and economic expansion led to residential development in more widespread sections of the community.

When a Plan of Development was adopted in 1965, it was recognized that greater balance in land use development was desirable. Industrial parks and regional shopping areas were deemed important to broaden the community's economic base and grand list. Based on these policies a land use plan was developed which proposed the conservation and revitalization of the historic urban centers at Thompsonville and Hazardville. The community economic base was to be expanded with a bank of industrial lands stretched along I-91 and another major industrial area in the town's northeast corner. Retail development would be focused adjacent to I-91 between Routes 220 and 190. The balance of the community would be predominately residential, with some spot locations of commercial or industrial use to satisfy specific needs and established conditions.

That 1965 Plan recognized the importance of the Town's waterways and open space reserves were proposed along the Scantic River and the Connecticut River, with greenways of narrower dimension suggested along Freshwater Brook.

When the Plan of Conservation and Development was updated in 1987, land use tabulation confirmed the diversification of Enfield's development. About 50% of the area in Enfield was developed in 1987. In round numbers 8,660 acres were developed residential, 680 acres were developed commercial, and 1,140 acres were developed industrial.

Land Use

Since the 1987 Plan there has been continued development in all principal land use categories. There have been some changes in zoning classifications, but in the general categories used for 1987 there are now about 11,330 acres developed residential, 720 acres developed commercial and 1,895 acres developed industrial. Total developed area has increased from 50% to 68% of the Town, an increment of about 3,470 acres.

Table 11
Town of Enfield
Comparative Land Use Analysis by Zone District
1987 - 1997

1987 ⁽¹⁾			1997 ⁽²⁾		
Zone	Acres	Area Developed	Zone	Acres	Area Developed
HR-17	295	229	HR-33	292	238
R-17	7,215	5,700	R-33	6,898	6,053
R-33	2,100	605	R-44	4,799	2,361
R-44	2,399	617	R-88	4,450	2,674
R-88	4,651	1,508			
Subtotal	16,660	8,659		16,439	11,326
BE	472	352	BE	457	375
BL	310	243	BL	263	232
BG	88	87	BG	89	82
			BP	163	28
Subtotal	870	682		972	717
I-1	3,122	646	I-1	3,019	1,347
I-2	139	108	I-2	135	105
I-P	456	385	I-P	450	444
Subtotal	3,717	1,139		3,604	1,896
SDD	29	29	SDD	25	23
Misc.	842	842	TV	60	55
			Misc.	800	800
Subtotal	871	871		885	878
TOTAL	22,118	11,351		21,900	14,817

⁽¹⁾Source: Town of Enfield 1987 Plan of Development

⁽²⁾ Town of Enfield Database & Digital Base Map, Compiled by HMA, Inc.

Zone Districts:

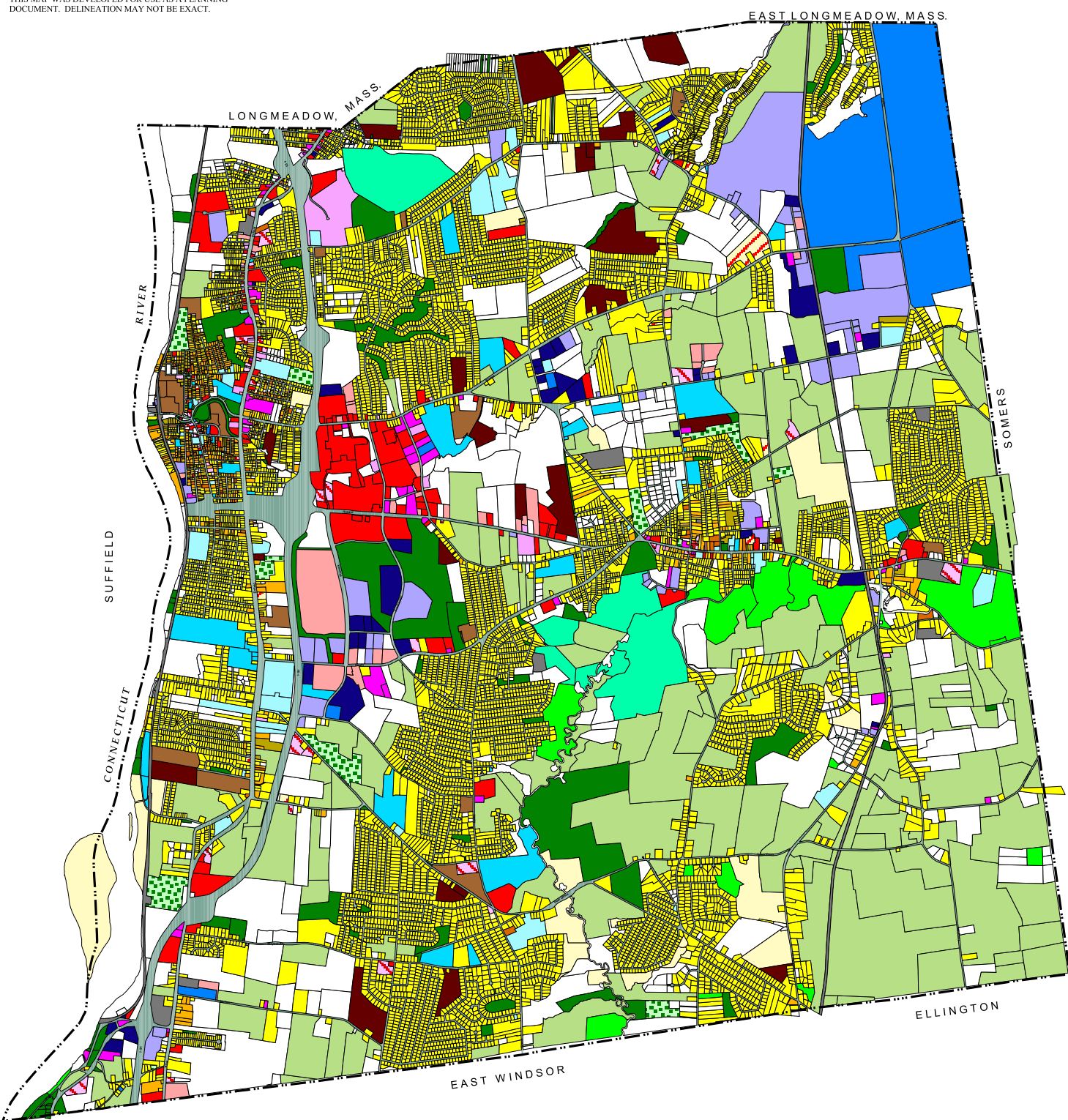
HR-17 - One Family Residence District	I-2 - Industrial 2 District
R-17 - One Family Residence District	IP - Industrial Park District
R-33 - One Family Residence District	SDD - Special Development District
R-44 - One Family Residence District	
R-88 - One Family Residence District	
B-L - Business Local District	
B-G - Business General District	
B-R - Business Regional Shopping District	
I-1 - Industrial 1 Development	

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Table 12
Town of Enfield
1998 Existing Land Use By Type

Category	Area in Square Feet	Area in Acres	% of Total
Residential	258,532,301	5,935	27.1%
Single, 2 or 3 Family	233,061,915	5,350	24.4%
4-19 Dwelling Units	1,529,468	35	0.2%
20+ Dwelling Units	6,770,468	155	0.7%
Condominiums	15,323,760	352	1.6%
Planned Residential Development	1,846,690	42	0.2%
Commercial	43,228,508	992	4.5%
Retail Sales/Service	20,746,465	476	2.2%
Auto Sales/Service	4,126,842	95	0.4%
Office	8,779,257	202	0.9%
Professional/Financial Services	4,032,593	93	0.4%
Mixed Commercial/Residential	1,737,430	40	0.2%
Other Commercial	3,805,921	87	0.4%
Industrial	41,294,992	948	4.3%
Manufacturing	23,757,528	545	2.5%
Wholesale/Distribution/Heavy Commercial	8,756,314	201	0.9%
Utility	8,781,150	202	0.9%
Institutional	59,973,759	1,377	6.3%
Municipal Facility	16,223,116	372	1.7%
State/Federal Facility	33,348,059	766	3.5%
Private Institution	10,402,584	239	1.1%
Open Land Use	445,784,777	10,234	46.7%
Town Park/Recreation/Open Space	36,867,281	846	3.8%
Other Public Recreation/Open Space	17,086,561	392	1.8%
Watershed	17,544,654	403	1.8%
Private Recreation/Open Space	20,762,700	477	2.2%
Agriculture	199,314,804	4,576	20.9%
Cemetery	6,451,628	148	0.7%
Vacant Land	147,757,149	3,392	15.5%
Other	105,745,578	2,428	11.1%
Roads	77,972,400	1,790	8.2%
Waterbodies	27,773,178	638	2.9%
TOTAL ACREAGE: Town of Enfield		21,914	100%

Source: Town of Enfield Database and Digital Base Map, Compiled by HMA, Inc.



LEGEND

RESIDENTIAL

- Single Family
- Two Family
- Three Family
- 4-19 Dwelling Units
- 20+ Dwelling Units
- Condominium

INSTITUTIONAL

- Municipal Facility
- State/Federal Facility
- Private Institution

OPEN LAND USE

- Town Park/Recreation/Open Space
- Other Public Recreation/Open Space
- Watershed
- Private Recreation/Open Space
- Agriculture
- Cemetery
- Vacant Land

COMMERCIAL

- Retail/Sales Service
- Auto Sales/Service
- Office
- Professional/Financial Services
- Mixed Commercial/Residential
- Other Commercial

INDUSTRIAL

- Manufacturing
- Wholesale/Distribution/Heavy Comm.
- Utility

Existing Land Use

Planning and Zoning Commission
Town of Enfield, Connecticut

Plan of Conservation
and Development



HARRALL - MICHALOWSKI
ASSOCIATES, Incorporated
Hamden, Connecticut

May 1998



Future Development Potential

If development continues at this recent pace, the Town will be completely built-out in about 16 years. Land remaining available for future development should permit continued balance of new construction between residential and non-residential uses.

The remaining gross available acreage consists of about 5,110 acres in residential areas, 255 acres in commercial areas and about 1,710 acres in industrial areas. If environmental constraints are subtracted from the total land available 5,290 acres remains available for development.

Land use issues raised in the Community Opinion Survey and at neighborhood meetings reflect a concern over the pace of development which is reducing the open space and farmlands that comprise much of the Town's appeal. Support continued for economic development of a diversified tax base, but the pace of residential growth seems to generate a sense of urgency for open space conservation. And while economic development has support there was concern over increased traffic associated with retail expansion.